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FRONTAGE

Via a drop kerb from roadway to a block paved driveway with raised flower bed borders and steps up with iron railings to front entrance porch.

PORCH

Entrance via a UPVC double glazed entrance door into porch. Amtico flooring, built in cupboard via bi-folding doors housing Vaillant Boiler. Inner timber door with glazed inserts into hallway.

HALLWAY

11' 5" x 5' 8" (3.48m x 1.73m) Textured ceiling with ceiling light point. Wall mounted double banked panelled radiator. Amtico flooring throughout. Built in understairs storage cupboard. Carpeted staircase rising to first floor. Inner door with glazed inserts through to kitchen.

DINING ROOM

15' 1" x 6' 3" (4.60m x 1.91m) UPVC double glazed patio doors and windows with sloping semi-translucent poly carbonate roof. Wall mounted panelled radiator to one end. Continuation of Amtico flooring from kitchen. Door through to ground floor WC

GROUND FLOOR WC

8' 7" x 2' 4" (2.62m x 0.71m) Obscure secondary glazed window to rear aspect. Tiled walls. Two ceiling light points with ceiling vented extractor. Close coupled WC and wash basin inset to vanity unit. Continuation of Amtico flooring from dining room.

LIVING ROOM

11' 1" x 9' 7" x 21' 6". Double glazed Bay window to front aspect with feature lead light effect fan openers. Wall mounted double banked panelled radiator to one end and additional low level panelled radiator to Bay window. Feature ornamental limestone fireplace. High level feature picture window through to dining room. Carpet laid throughout.

FIRST FLOOR LANDING

Carpeted staircase with UPVC double glazed window to side aspect. Textured ceiling with ceiling light point. Carpet laid throughout. Timber fixed staircase rising to loft room.



MASTER BEDROOM

10' 9" x 10' 4" (3.28m x 3.15m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Fitted bedroom furniture incorporating bed surround storage units with bedside cabinets and corresponding wardrobes and drawer units. Carpet laid throughout.

BEDROOM TWO

10' 3" x 8' 7" (3.12m x 2.62m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Fitted wardrobes. Carpet laid throughout.

BEDROOM THREE

8' 4" narrowing to 6' 3" x 6' 7". UPVC double glazed window to front aspect with lead light effect fan openers. Smooth plastered ceiling with ceiling light point. Built in overstairs storage cupboard. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Ceramic tiled walls and wood effect laminate flooring. Wall mounted heated towel rail. Wall mounted extractor vent. Suite comprises of a panelled bath with enlarged shower area with Aqualisa digital shower inset. Suspended wash basin with mixer tap and push flush mechanism WC.

LOFT ROOM

10' 4" x 9' 3" (3.15m x 2.82m) Double glazed Velux window with fitted internal blind. Light points inset to sloping ceiling. Eaves storage cupboards to both front and rear. Carpet laid throughout.

GARDEN - APPROX 70FT

Commences with a paved patio area with feature raised flower planters and patio sheltered area to one side. Large timber garden shed and trellis arch to large lawned area. Timber fenced boundaries. Array of established trees and shrubs to borders.

SOLAR ROOF PANELS

COUNCIL TAX BAND C

SOUTHEND ON SEA COUNCIL.